Two Lots, 25x100, West Side Gunther Ave., 167.26 feet South of Bussing Ave.

Washington Ave., East Side. 81.3 feet South of 179th St., plot

Steuben Ave., East Side, 75 feet North of 208th St. Plot 50x100, near Jerome Ave. Subway Station.

CITY REAL ESTATE. e 14th St. to 59th St. (Inclus East River to North River.

56 EAST 55th ST.

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Immediate Possession.

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46 West 48th St.

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Block bounded by East 63d and 64th sts., Avenue A and East River, with buildings thereon. For full particulars apply at office, 63d st. and East River.

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Substantial four-story and basement brick dwelling, 27x100, restricted, roar light; price \$125,000, less than land value; small cash payment; immediate possession; might consider leasing for long term of years or take smaller house in part payment; brokers protected; house can be seen any time. Caretaker on premises or F. B. ROBERT, 217 Brondway. Barclay 2342.

In the Eighties, Park Avenue Section, TWO FOUR STORY AMERICAN BASE-MENT HOUSES, on lot 25.6x100, for sale, \$45,000. F. & G. PFLOMM, 1333 BROADWAY.

Above 59th St .- 5th Av. to North River.

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17,500 square feet Improved with a Taxpayer A Wonderful Specu-

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WEST END AVE.—313 Story, fine hease; waent; 3 baths. Price \$28,600.

NEAR 86th ST.—4 story, ricetife light, parquet floors; 5 baths; only \$22,500.

WEST 54th ST.—Near Park, 25 foot; hot water heat; great hatgain; \$55,000.

WEST 54th ST.—Near Park, 25 foot; hot water heat; great hatgain; \$55,000.

WEST 56th ST.—4 story, high stoop; land value; settle calate; \$35,000.

NEAR 8ist ST. "1." station—4 story, 19 ft.; bargain—\$25,000.

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To Settle Partnership

B ELOW 98th st., near BroadwayChoice 6 story clevator spartnersh
at agreemed valuation; less than 5 times NASSOIT & LANNING

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2489 Broadway Tel Riverside 4574
offer a few very excellent opportunities to purchase private
houses on the West Side on easy

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\$15,000 cash buys excellent high class, at story walk-up; upper West Side; good term income over \$15,000; room rental less than \$6,000 cash be sought about five times the renta \$60,000 cash buys high class 7 story elevator; corner; upper West Side; scoppe ov \$60,000. Can be bought about 5 times the rental; excellent terms; house shows in return above amortization of over \$20,000. The properties of the story of the sto Rental, \$3,700; Price, \$26,500

JOHN PETERS, 210 E. 14th St. Bargain! 3 Apartment Houses

LOUIS SCHRAG, 142 West 23d St. Below 72d St., Adjoining Bway Cor., FIVE STORY BUILDING ON PLOT 50x100. F. & G. PPI-OMM, 1333 BROADWAY.

86th Street, Near Broadway, FOUR STORY, 20 FT. RESIDENCE. For sale to close estate, \$46,000. P. & C. FPLONN, 1233 BROADWAY.

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To Close the Estate of WM. S. WATERHOUSE, Dec'd, and Others **BRONX**

177 East Mosholu Parkway North

2 Story Swelling, Garage for 2 Cars. Size 26 x 113. Just Completed. Never Occupied. Immediate Possession Bungalow on East Side of Netherland Ave., 100.76 feet south of 259th St. Size 111.64x 148.23. Bailey Avenue, West Side, 490 feet South of 230th St. Plot

3 lots East side of Monticello Ave., 150.37 feet South of Bussing Ave.

Fieldston Road, West Side, 150 feet South of 253d St.

Bussing Ave., S. E. Corner Hill Ave. Two Lots. Also Hill Ave., East Side, 390 feet South Bussing Ave., 5 Lots.

Reservoir Oval. South West corner 210th St. Lot 25x100x45x 105. Ft. Independence Ave., W. S., 327 ft. South of Bailey Ave., size 25x116. 11 Lots, North Side of 235th St., 100 feet East of Napier Ave. **OUEENS**

74 Acres, situated on Rocky Hill road OPPOSITE THE OAKLAND GOLF CLUB, and adjoining the Belleclaire Golf Club at Bayside on the westerly line. This property is sultable for subdivision or Golf Course. The adjoining 40 Acres purchasable. DON'T MISS THIS OPPORTUNITY!

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Plot, 125x127.9½, on South Side of Prospect Place.
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Two story Colonial Dwelling with garage at the Northeast corner of Caryl and Euclid Avenues. Size 56x100.

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56 JEROME AVENUE LOTS

ON IEROME AVE. & 212th ST...

GUN HILL ROAD AND ADJOINING STREETS

Sold Separately, 25x100 on Easy Terms

With 10 Years Tax Exemption Affecting Each Lot.

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At 2 P. M. in Large Heated Hall Adjoining Property to Be Sold

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NEXT WEDNESDAY

NOV. 2 AT NOON

OF THE 5 AND WEST BRONX OPPORT

Absolute Liquidation Auction Sale By Order of the REGENT REALTY CO.

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Where values are established. Adjacent to Subways, "L" Roads and Trolleys.

To the Highest Bidders Without Reserve

These Five Great Opportunities Consist of

15 LOTS on Woodlawn Heights—
opposite Van Cortlandt
Fark—288th to 241st
trolleys and Woodlawn Station of N. Y. Central
R. R.

27 LOTS on Sedgwick, Undercliff Aves., between 176th and 177th Streets (in University and Morris Heights sections), near Jerome Avenue Subway, University Ave. trolley, 180th Street crosstown (Unionport) trolley, Sedgwick Ave. trolley and Morris Heights Station of the N. Y. Central.

17 ACRES of navigable Waterfront property, on Eastchester Shipping Canal, high ground, opposite Pelham Bay Park, at end of Eastchester Landing Road, near Boston Post Road and Dyre Ave. Station of N. Y., West & Boston Railroad. Ideal for subdivision into Bungalow Sites or business purposes.

47 LOTS on Morris, College and Teller Avenues, between 169th and 172d Streets (Opposite Claremont Park), two blocks east of the Grand Concourse and close to the 170th St. Station of the Jerome Ave. Subway, and 9th and 6th Ave. "L" System; four blocks from the Webster Ave. trolley line and two blocks from the 167th Street trolley line.

150 LOTS on Morris Park Avenue,
White Plains Ave., East
180th St. and adjacent
streets in the Van Nest and Unionport Sections,
convenient to subway stations and trolley. Also
7 room brick dwelling at No. 1812 White Plains
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VERY LIBERAL TERMS-75% on mortgage for 1-2-3 years at 5 % % or 65 % at 5 %.
VISIT THESE PROPERTIES TO-DAY. Select the Lots you want. You never will have a chance again to buy such desirable Lots at your

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FILE YOUR PLANS and start building before April 1st, 1922. Then you have two years in which to finish building under the TAX EXEMPTION LAW. This saving on a \$5,000 dwelling for 10 years at the present City Tax Rate amounts to approximately \$1,400. YOU CANNOT AFFORD TO MISS THIS SAVING.

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at ONCE about the advisability of including in this sale any lots they may have in the Dyckman Section.

I have examined these properties and can their pur-



BERKELEY OVAL PROPERTY

University and Burnside Aves .- West Side of University Ave

PLOT IN GREATER N. Y.

114 LOTS

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70% ON MORTGAGE FOR THREE YEARS AT 6% 8% Discount for Cash.

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The Chauncey Real Estate Co., Ltd-Under the Direction of John B. White, Hsq., Referee Will Sell at Auction on Thursday, November 3, 1921
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64 Lots and Plots On Ocean Parkway

Bay Parkway

Ave. I East 4th and East 5th Sts. 662/3 Per Cent. of the purchase price
may remain on Bond & Mortgage
for one, two or three years at 69.

Most desirable location, streets improved
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Above 14th St. to 88th St. (Inclust 23d St., 4th Av. Section.

Can be had on long term lease on favorable terms.

F. & G. PFLOMM, 1333 BROADWAY. 24th St., Bet. 4th and Lexington Avs. story and basement house on lot 22.6x98.9 For sale to close an estate, A bargain, F. & G. PFLOMM, 1533 BROADWAY.

One block East of Concourse

14 Rooms, 2 Baths

3 Story and Attic

LOT 50 x 100

Garage, 2 cars. Occupancy Nov. 1st.

East Tremont Ave., 2 blocks cast of Webster Ave.

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Inspection 12-6 P. M.

Shingle-Stucco

West 36th St., Near 8th Av, PLOT 75x100. FOR SALE OR LEASE. P. & G. PFLOMM, 1233 BROADWAY.

PRIVATE DWELLINGS LOUIS SCHRAG, 142 West 23d St.

PUBLIC AUCTION Monday Night, Nov. 14, at 8 P. M. IN THE BROOKLYN REAL ESTATE EXCHANGE.

152 Broadway, New York

93 BAY RIDGE LOTS

15 Lots, 46th St., bet. 6th and 7th Avs.
30 Lots, 70th St., bet. 8th & Ft. Hamilton Avs.
12 Lots, 71st St., cor. 8th Av. 4 Lots, 74th St., near Narrows Av. 12 Lots, 89th St., bet. 3rd & 4th Avs. 10 Lots, 72nd St., bet. 21st & 22nd Avs. 10 Lots, 86th St., bet. 13th & 14th Avs.

70% MAY REMAIN ON MORTGAGE Call, write or telephone for illustrated booklet.

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Send for Maps and All Details CHAUNCEY B. GRIFFEN & CO.

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295 Bronx Station Lots

Along the Lexington Ave. 5-Cent-Fare Subway Line

AT PUBLIC AUCTION

At 1 P. M., in the Real Estate Exchange, 14 Vesey St., Nwe York City.

These lots are situated on Westchester, Burr, Mayflower, St. Paul, Wilkinson, Hobart, Continental, Colonial, Edison, Buhre, Appleton, Emily, Mulford, Pilgrim, Metcalf, Sound View, Adee, Hone, Arnow, Secor, Stillwell, Mace, Morgan, Fenton, De Kalb, Monroe, Third, Baychester, Waring, Dereimer, Hill and Wicksham Avenues; Middletown, Mulford, Gun Hill and Pelham Roads; Reservoir Oval North, Pelham Bay Parkway and East 194th, 195th and 222d Streets. Included in the sale is the famous Ferris Mansion, a 17-room Colonial mansion, and a 2 story frame hotel, both right at the Middletown Road subway station.

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Exclusive Offering of LOTS in

WED., November 23

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Most of the lots are right

at the Pelham Bay Park,

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Square Stations of the Lex-

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Many of these lots were advertised in the great "Father Knickerbocker Pelham Bay Park" auction last May, but

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5 Story Stores and Lofts Building. 149-151 West 23d St. 40 x 100.

Terms Reasonable.

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JOHN PETERS, 210 E. 14th St.

Above 59th St.-5th Av. to East River.

WAREHOUSE 5-story 26,275 sq. ft. In Harlem Section, very convenient to Broadway IMMEDIATE POSSESSION

Asking Price, \$110,000 Will rent for \$10,000 per year Wood, Dolson Co. Inc.